



**AGENDA  
BOARD OF ADJUSTMENT  
Municipal Plaza Building , 1st. Floor  
103 Main Plaza Street , San Antonio, Texas 78205  
Monday 1:00 P.M. April 16, 2001**



**The official agenda is posted at City Hall in accordance with state law.  
This copy is for general information only.**

- I. 1:00 P. M. Staff briefing of scheduled Board of Adjustment cases
- II. 1:30 P. M. Public hearing of scheduled cases
- III. Roll Call
- IV. Invocation
- V. Scheduled Cases:
  - Case No. A-01-037PP Lawrence Walker, 858 Canton
  - Case No. A-01-038PP Gwynn Griffith, 214 Regent
  - Case No. A-01-041 Sergio Alonso, 1506 Dahlgreen
  - Case No. A-01-052 Louie P. Lopez representing Brundage Mgt.,  
3424 S.W. Military Drive
  - Case No. A-01-053 Robert Flores, 1134 March Avenue
  - Case No. A-01-054 John Cadena, 4521 S. New Braunfels
  - Case No. A-01-055 Collis Bernard Ford, 2439 Wyoming
- V. Presentation of new evidence and a request to waive the one-year time limitation for the property at 4100 New Braunfels North, formerly Case No. A-00-175.
- VII. Approve Minutes of January 8, 2001
- VIII. Adjournment

**This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 24 hours prior to the meeting by calling 207-7245.**

BOARD OF ADJUSTMENT

CASE NO. A-01-037PP

April 16, 2001

The Board of Adjustment will hold a public hearing in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application with a staff briefing at 1:00 P.M., and a Public Hearing at 1:30 P.M., Monday, April 16, 2001.

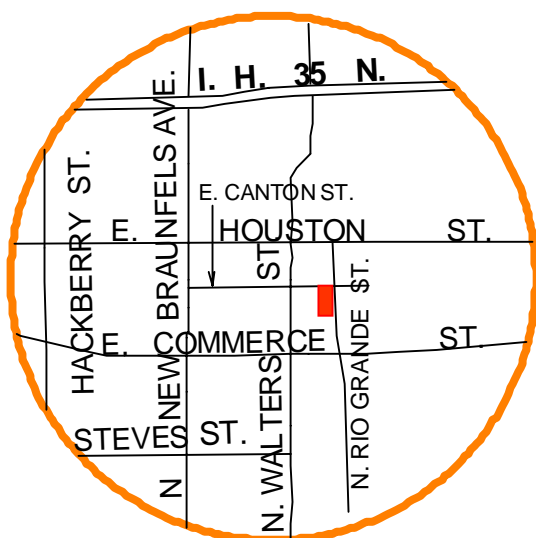
Lawrence A. Walker  
Lot 30, Block 33, New City Block 6454  
858 Canton  
Zoned: "B" Residence District

**THIS CASE WAS HEARD ON APRIL 2, 2001, BUT WAS POSTPONED TO APRIL 16, 2001.**

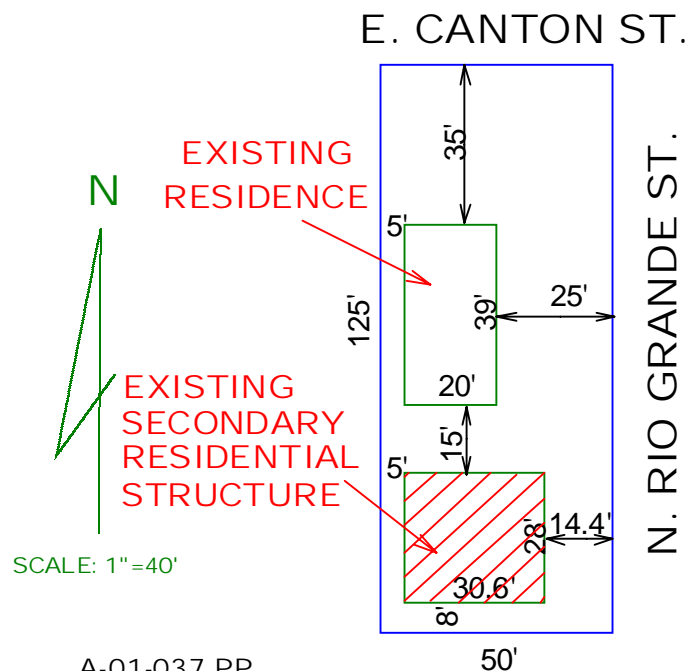
The applicant requests a variance to keep a secondary residential structure within the rear yard setback, and on a lot that does not meet lot area requirements.

The Building Inspections Department could not issue this permit because Section 35-3611(a) of the Unified Development Code requires 25' rear yard setback, and a lot size of 10,000 square feet for a secondary residential structure.

The applicant's Plan shows an existing secondary residential structure with an 8' rear yard setback, and two separate residential structures built on a 6,250 square foot lot.



LOCATION MAP



A-01-037 PP

BOARD OF ADJUSTMENT

CASE NO. A-01-038PP

April 16, 2001

The Board of Adjustment will hold a public hearing in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application with a staff briefing at 1:00 P.M., and a Public Hearing at 1:30 P.M., on Monday, April 16, 2001.

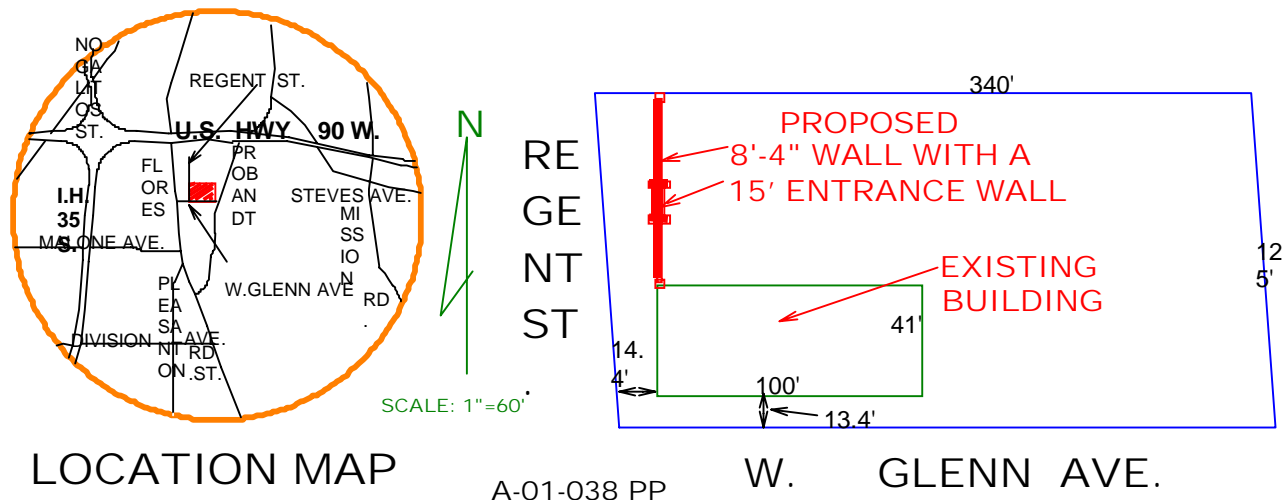
Gwynn Griffith  
Lot 1, Block 9, NCB 2907  
214 Regent  
Zoned: "R3" Multi-Family Resident District

**THIS CASE WAS ORIGINALLY SCHEDULED TO BE HEARD ON APRIL 2, 2001**

The applicant requests a variance to keep an 8' 4" wall with a 12' entrance wall on the property line within the front yard setback.

The Building Inspections Department could not issue this permit because Section 35-3337 (a) of the Unified Development Code limits fence and wall heights within the front yard setback to 4'.

The applicant's plan shows an 8' 4" wall with a 15' entrance wall on the property line within the front yard setback.



## BOARD OF ADJUSTMENT

CASE NO. A-01-041PP

April 16, 2001

The Board of Adjustment will hold a public hearing in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application with a staff briefing at 1:00 P.M., and a Public Hearing at 1:30 P.M., on Monday, April 16, 2001.

Sergio Alonso  
Lot 32, Block 1, New City Block 8540  
1506 Dahlgreen  
Zoned: "R7" Small Lot Residence District

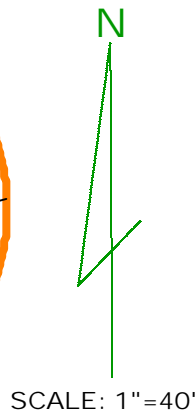
The applicant requests a variance to keep an addition to an existing structure within the side yard setback.

The Building Inspections Department could not issue this permit because Section 35-3351(f) of the Unified Development Code requires a 5' side yard setback.

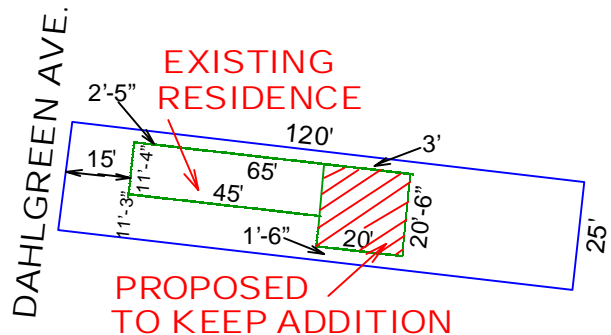
The applicant's plan shows an addition to an existing structure with a 1' 6", and 3' side yard setback.



LOCATION MAP



SCALE: 1"=40'



A-01-041PP

BOARD OF ADJUSTMENT

CASE NO. A-01-052

April 16, 2001

The Board of Adjustment will hold a public hearing in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application with a staff briefing at 1:00 P.M., and a Public Hearing at 1:30 P.M., on Monday, April 16, 2001.

Louie P. Lopez representing Brundage Management

Lot 159, Block 1, NCB 11253

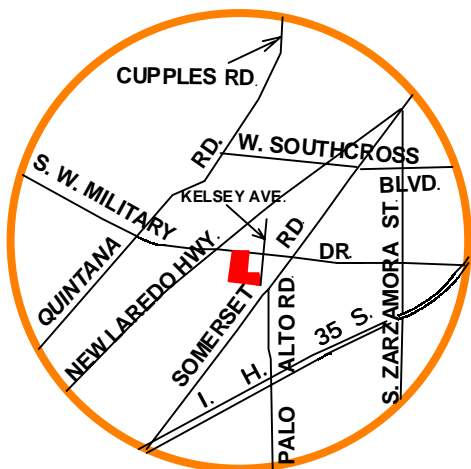
3424 SW Military Dr.

Zoned: "B-3NA(CC)" Business District, Non-Alcoholic Sale with City Council approval for a mini-warehouse.

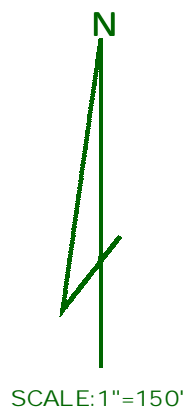
The applicant requests a variance to erect a 6' fence on the property line within the reverse front yard setback.

The Building Inspections Department could not issue this permit because Section 35-3337 (a) of the Unified Development Code limits fence and wall heights within the front yard setback to 4'.

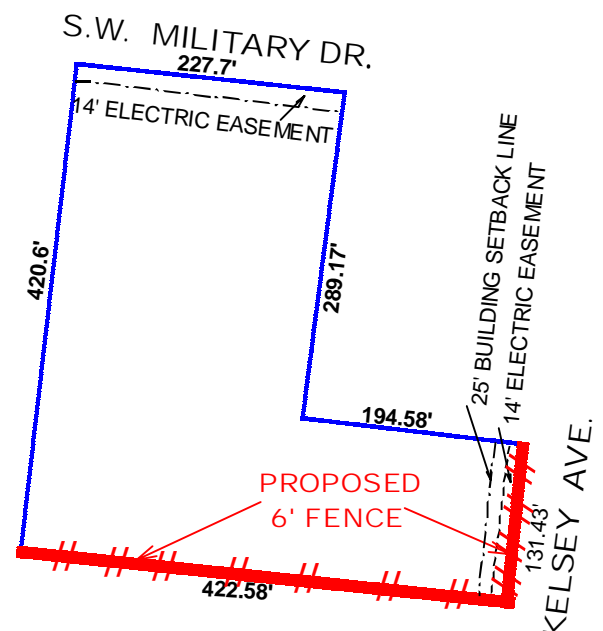
The applicant's plan proposes a 6' fence on the property line within the reverse front yard setback.



LOCATION MAP



A-01-052



## BOARD OF ADJUSTMENT

CASE NO. A-01-053

April 16, 2001

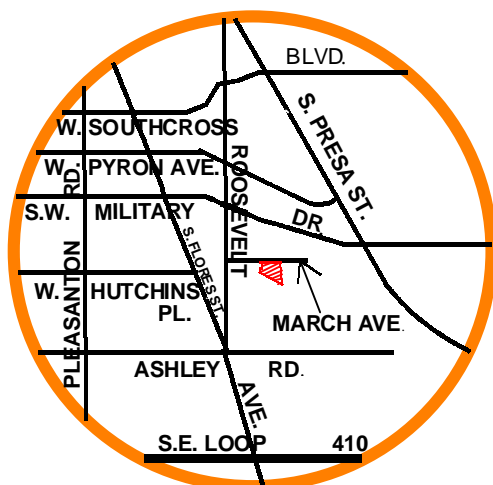
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Robert Flores  
Lot 8, Block 53, New City Block 7438  
1134 March Avenue  
Zoned: "R-5" Single Family Residence District

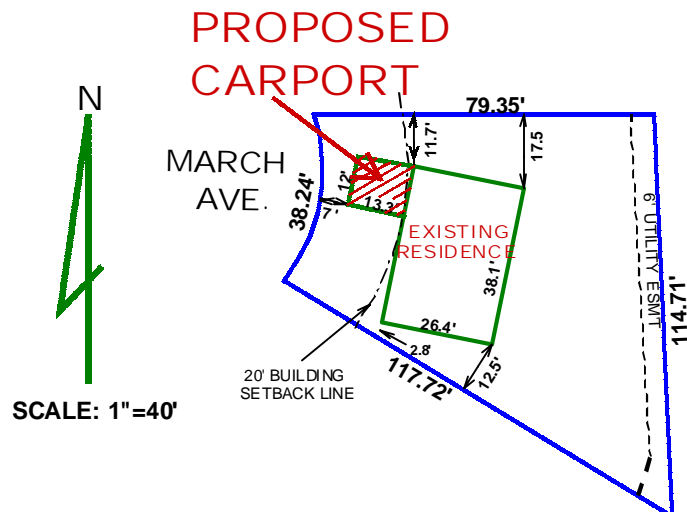
The applicant requests a variance to keep a carport within the front yard setback.

The Building Inspections Department could not issue a permit because Section 35-3351 (f) of the Unified Development Code requires a 20' front yard setback.

The applicant's plan shows a proposed carport with a 7' front yard setback.



LOCATION MAP



A-01-053

## BOARD OF ADJUSTMENT

CASE NO. A-01-054

April 16, 2001

The Board of Adjustment will hold a public hearing in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application with a staff briefing at 1:00 P.M., and a Public Hearing at 1:30 P.M., Monday, April 16, 2001.

John Cadena

Lot 24, Block 2, NCB 7584

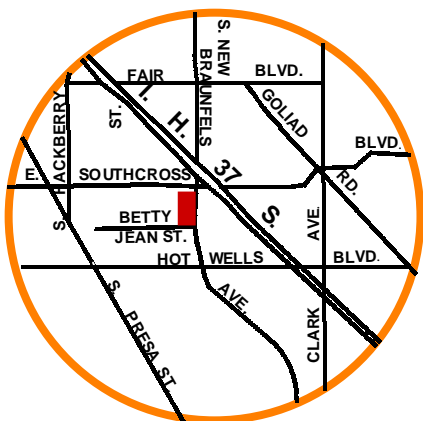
4521 S. New Braunfels

Zoned: “B3R” Restrictive Business District and "D" Apartment District

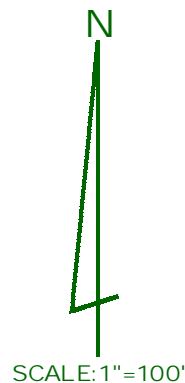
**The applicant requests a variance to add to an existing structure within the side yard setback.**

**The Building Inspections Department could not issue this permit because Section 35-3351 (f) of the Unified Development Code requires a 15' side yard setback.**

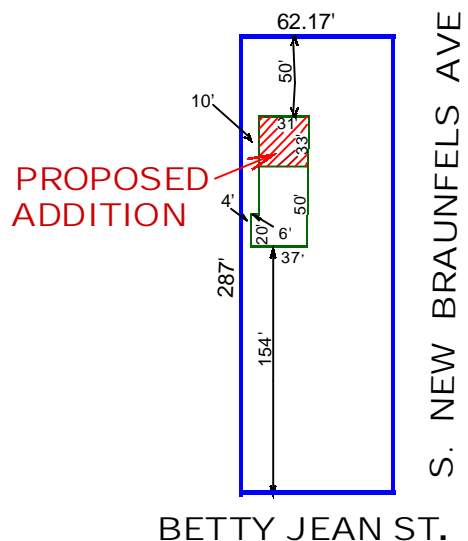
The applicant's plan shows the proposed addition with a 10' side yard setback.



## LOCATION MAP



A-01-054



## BOARD OF ADJUSTMENT

CASE NO. A-01-055

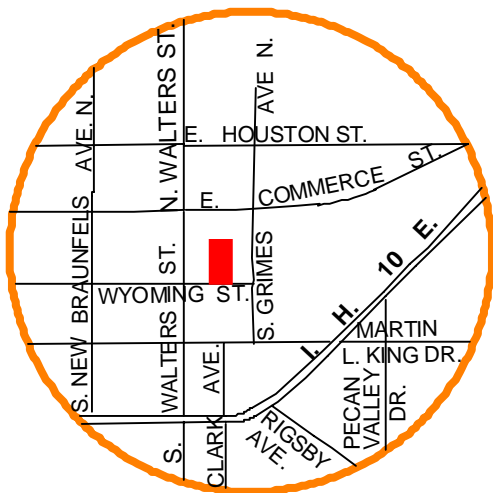
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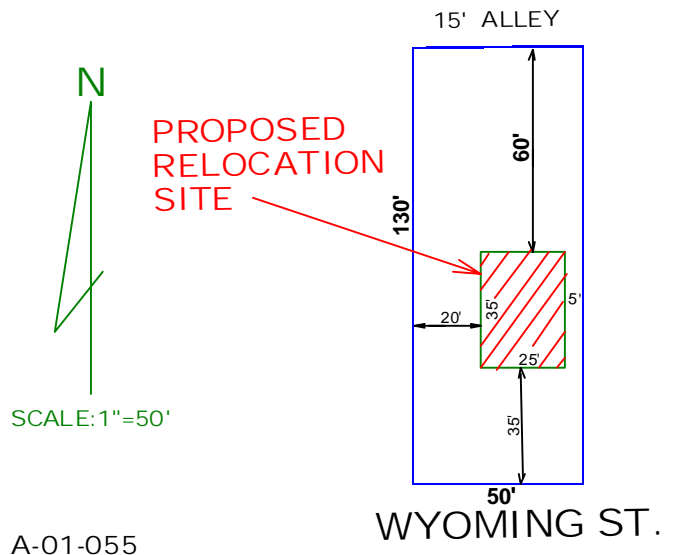
Collis Bernard Ford  
Lot 24, Block 22, New City Block 1454  
2439 Wyoming  
Zoned: "R-2" Two Family Residence District

The applicant requests a Special Exception to relocate a structure from 2432 SW Loop 410 to 2439 Wyoming.

The Building Inspections Department could not issue a permit because Section 35-3044 (b) of the Unified Development Code (UDC) gives only the Board of Adjustment the authority to grant Special Exception to relocate structures within the city.



LOCATION MAP



A-01-055